



**Charming 3-bedroom house in the Montseny area
Empuriabrava**

259.000 €

In a sought-after and very quiet area of Empuriabrava, in the Montseny district, you will discover this charming 72 m² townhouse with its terraces and garden.

Nestled on a peaceful little street, the entrance is through a lovely courtyard with a gate where you can park your vehicle securely and personalize your space before entering the entrance hall.

On the ground floor, there is a beautiful living room with a fully equipped kitchen, as well as a lovely double bedroom with an en-suite shower room.

Upstairs, there are two further bedrooms, one with a terrace overlooking the Muga River, and another shower room.

From the living room, there is access to a very attractive terrace or garden, ideally situated facing southwest, which the new owners can choose to use as they wish.

This outdoor space offers an excellent setting for enjoying pleasant meals together in a peaceful atmosphere and soaking up the sun at its peak. The windows are double-glazed and air conditioning is provided for added comfort.

Located on the banks of the Muga River, with easy access and kilometers of towpath offering wonderful walks or bike rides through lush greenery, this house is ideal for experiencing Empuriabrava without the summer crowds.

Whether you live here year-round or seasonally in complete tranquility, this investment will satisfy you no matter what.

Sold furnished, this property is ready for you to move in.

Transaction:	Sale	Category:	Single family house
Situation:	calle Montseny, Empuriabrava, Alt Empordà	Built area:	147 m ²
Occup. cert.:	SLG01070225001	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Utility room/area:	5 m ²
Terrace:	Yes	Central heating:	Yes
Air conditioning:	Yes	Furnished:	Yes